



# **Picayune Rancheria of the Chukchansi Indians**

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## **Request for Proposal (RFP)**

**Project Manager for Site Development, Planning,  
and Design of Government Center Complex**

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# Request for Proposal

## Description

The Picayune Rancheria of the Chukchansi Indians (PRCI), a federally recognized sovereign Indian tribe, seeks proposals for an experienced Construction Project Manager to plan and supervise a wide range of construction projects from start to finish. This qualified individual will be responsible for the management and oversight of the complete Tribal Government Center project design.

The Project Manager is responsible for the planning, design, and execution of all project development. Must be well versed in all construction methodologies and procedures and be able to ensure all projects are delivered on time according to requirements and without exceeding budget.

## Project Scope

The Project Manager will organize and oversee construction on a complete build out of a Tribal Government Center located on Trust land owned by Picayune Rancheria of Chukchansi Indians (“PRCI”). The proposed site is located at 46575 Road 417, Coarsegold, Ca. 93614. The Project Manager will be responsible for the presentation of a proposed development of a Master Plan, based on the requests and input of the Tribal Council and in coordination with the Chief Development Officer. The Project Manager must ensure the proposed project is completed in a timely manner and is consistent with the design presented to the Tribal Council. The Project Manager will work consistently with the Chief Development Officer of the Tribe. All phases of the project will be reviewed by and approved additionally by the Tribal Council in accordance with the Chief Development Officer. The Project manager is expected to be the point of contact for contractors, subcontractors and other stakeholders involved in the project and work directly with the Tribal Council and Chief Development Officer throughout the project.

### **Project Location: 46575 Road 417, Coarsegold, CA**



## **Responsibilities**

Responsibilities of the Project Manager are defined below. This is subject to additions and changes throughout the project.

- Master Site Development Plan
- Architectural Design Concepts
- Construction Blueprints
- Environmental Impact Assessment Report
- Phase I Environmental Site Assessment
- Security Plan
- Detailed Project Schedule
- Detailed Budget Estimates/Schedule
- Detailed Progress Reports
- Final Documentation Package

## **Proposal Schedule**

Proposals will be accepted starting July 10th, 2024

Proposals are due on or before August 11th, 2024, at 5:00 pm. All proposals must be submitted electronically to [proposals@chukchansi-nns.gov](mailto:proposals@chukchansi-nns.gov).

Selection of the Project Manager will occur on or before August 15th, 2024.

## **Required RFP Response Information**

All RFP responses must be signed by the responding individual and must include the following:

1. A summary of the bidder's qualifications
2. Three professional references.
3. Two (2) examples of successful completion of a similar project.
4. A list and brief description of any planned subcontractors and suppliers.
5. A description of any bankruptcies or legal claims against the responding bidder or any planned subcontractors.
6. A detailed list of all exclusions.
7. Certificates showing current General Liability and Workers Compensation Insurance.
8. A copy of the responding bidder's Contractor's License.
10. A summary of the bidder's experience working with Tribal Governments. (If applicable)

PRCI exercises Tribal Preference and Native American Preference in contracting. Bidders are encouraged to include any information in the RFP response that would qualify the bidder for Tribal or Native American Preference.

## **Tribal and Native American Preference**

PRCI exercises Tribal and Native American Preference as follows:

1. First preference is given to enrolled Tribal Members of the Picayune Rancheria of the Chukchansi Indians, and to responsive bids from firms in which an enrolled PRCI Tribal Member is a sole or majority owner.
2. Preference is next given to any responsive bids from firms in which an enrolled member of any federally recognized Indian tribe is a sole or majority owner.
3. Bidders claiming Tribal or Native American Preference must submit the following with the response to this RFP:
  - a. Evidence that the majority ownership of the firm consists of one or more persons who are enrolled members of PRCI or another federally recognized Tribe; and
  - b. Evidence that the persons claiming Tribal or Native American Preference are actively involved in the management and operation of the firm.

## **Selection Process:**

PRCI will evaluate all Proposals and interview the top three individuals that are the most qualified. Tribal or Native American Preference (if applicable) will be utilized in the interview process.

Individuals selected for the interview process will be notified one week prior to the interview for scheduling purposes.

## **Project Award**

The rating factors to be used in the award of this contract are as follows:

<i>Criteria</i>	<i>Points</i>
<b>Relevant Experience:</b>	
<b>Demonstrated experience with site design, planning and execution for commercial projects.</b>	<b>20 Points</b>
<b>Demonstrated experience with negotiation of contracts and operations. In addition, be able to evaluate progress of project and prepare detailed reports.</b>	<b>20 Points</b>
<b>Experience in determining needed resources (manpower, equipment and materials) to completion with attention to budgetary limitations.</b>	<b>20 Points</b>
<b>Experience in collaborating with engineers, architects etc. to determine the specifications of the project.</b>	<b>20 Points</b>
<b>Experience in planning all construction operations and schedule intermediate phases to ensure deadlines will be met</b>	<b>10 Points</b>
<b>Indian Preference</b>	<b>10 Points</b>
<b>Total Possible:</b>	<b>100 Points</b>

## **Standard Professional Services Contract**

The Picayune Rancheria of the Chukchansi Indians standard Professional Services Contract for this project will be provided to bidders upon request to assist them in responding to proposals/Bids.

### **Reservation of Rights**

The Picayune Rancheria of the Chukchansi Indians reserves the right to award or reject any bid, response, or proposal for any reason, to request additional information, to request a modification of any bid or proposal, to waive any minor informalities, to solicit further proposals, or to withdraw or cancel this RFP or to cancel the project, at any time for any reason, at the sole discretion of PRCI.